

PANTHER CREEK ESTATES HOA BOARD MEETING MINUTES  
APRIL 16, 2007 – 7:15PM SEM ELEMENTARY SCHOOL

Lee, Bill, Jeanne, Eric, Chris, Jen, Brian and Betty in attendance.

Before the meeting Lee pulled, from the homeowner surveys that had been turned in, the winner of a gift certificate to an area restaurant: Ruth Landry of Plainview Drive. The Communication Committee is trying to get a gift certificate donated for this prize.

- Brian moved to approve the minutes of Board Meeting March 21, 2007. The motion was seconded by Lee and approved.
- Board Action Item Log – Bill reported that the ACC and Beautification Committees will meet regarding Fining Policy and gave a due date for making a recommendation to the board of 5/16/07. Betty reminded them to refer to PC 209. There was a suggestion to keep the fining structure simple. Members should email Jeanne with any other items that have been updated or closed. This is the Board's "to do" list.
- **Committee Reports**

Covenants – Lee reported that at the next meeting on April 23<sup>rd</sup> at 7:00PM at 11491 La Grange Dr members will discuss and propose some changes to our HOA's bylaws. The purpose of these changes is to have a set of proposed amendments to the bylaws for vote at the fall general meeting of the HOA. At this time they are concentrating on making the bylaws consistent with the CC&Rs and eliminating the many errors in them.

Communication – The **Radio Station** is up and running. Chris was able to use an MP3 player that he bought on eBay instead of a computer saving the HOA upfront money as well as yearly costs. Tune your dials to 1670 AM!

- The Committee requested a Banner for HOA events. Jeanne **moved to approve up to \$125. for an HOA banner.** The motion was seconded by Brian and approved.

There was continued discussion on the blog style of the website. Jeanne offered the comments of the Committee (previously emailed) in response: The Communication Committee has heard overwhelmingly positive comments regarding the website and have made several updates based on suggestions. Our PCE website is the newest type of site, what most static sites are moving towards. The idea of the blog style is that the "Home" or default page is always updated and interactive which gives people a reason to return to the site. These are the reasons we have chosen this style and we have been investigating better software packages with additional features. If you regularly visit websites that have a static home page please email the URL and the committee will see if we can incorporate any of the features. Chris requested board members have total control over postings and Jeanne will contact Chadd about making this change.

Beautification – Eric reminded Board about Clean up Day this Saturday April 21. Ariel Ortegon has worked hard to organize and all are encouraged to attend. Supplies have been donated by the city and Keep TX Beautiful. Meet at the pool at 9am.

There was a lengthy discussion regarding the Fountains and the proposal Betty got to replace pumps with a floating style vs. trying to repair and maintain the type of pumps we have. Some board members do not want to spend more money on the pumps and some feel they make the neighborhood unique. Chris had seen floating fountains online and will share the information with the board. Betty will get a second proposal from the other fountain company.

Jeanne will post on the web that we are looking into the fountains and will report to the homeowners as soon as we make a decision.

There was further discussion regarding the electrical boxes around the ponds. They do not currently have locks which is a safety and operational hazard. Betty will have combination locks installed and we will get the combination for emergencies.

**Eric moved to purchase (3) Yard of the Month Signs for 215. plus tax.** Since the neighborhood is so large we will be split into three for this program. The motion was seconded by Jeanne and approved.

Pool – Chris reported that the Noah’s Park proposal was being recommended for Pool Furniture. **Brian moved that we accept the proposal for \$9,562.75 for permanent furniture at the pool.** It was noted that the lounge chairs may still need to be replaced at some point. The motion was seconded by Jen and Approved. Betty requested that Committee members be present at installation to determine placement of furniture.

There was a discussion of the pros and cons of shading the kiddy pool. Some felt if we didn’t shade it would negatively impact the use of the pool and others felt it was an unnecessary expense. There was general agreement that we were not ready to make a decision on this matter. The committee was instructed to first give three ideas/examples of types of shading that could be done around the pool area for the board to consider. Afterwards we can get bids. If and when a shade structure is decided on, Bill will talk to the 3 houses that would have their view’s affected.

There was also a general discussion regarding whether or not residents should be polled for this or other expenditures. Everyone did agree that any expenditure that required an assessment would necessitate homeowner input.

Chris also reported that he tested the emergency box which works. Betty will check on timers for the lights in the bathrooms. There was a request for the committee to take a look at the bathroom floor as it is slippery.

Social – Brian gave an update on the Spring Social to be held 4/28 6-9pm at Mourning Dove Park. The committee has garnered sponsors to help stay within budget. The information is posted on the website, on FOL and on the signs at the entrances. Board members are encouraged to RSVP and were given flyers to share with their neighbors and friends. The committee has monthly events beginning in May for BUNKO, poker and guys and gals nights out. At the next meeting they will begin work on a community garage sale, NNO and a summer event.

Safety – Jen reported that the Safety Committee was rescheduled due to illness. The ACC Committee received 4 requests for arbor additions which they recommend we approve. **Brian moved that the board approve the ACC requests.** The motion was seconded by Chris and approved. Bill will have the committee work on a form for use in homeowner requests.

Bill reviewed the revised Rules & Regulations which are basically an outline of current deed restrictions and city ordinances for homeowner reference. After some

discussion there was general agreement to only require the two trees mandated by the city; require homeowners to maintain lawns according to city code; and refer to the city's sign ordinance. Bill will revise and email for a virtual vote.

- Old Business

PID Meeting Report – Brian shared the email received from the City that unfortunately does not answer any of our main questions regarding the PID areas. Betty suggested and all agreed that Brian and Betty will meet to compose a letter detailing how we would like the PID issues to be resolved. They will send to the board for review and input and then present to the City for consideration.

- Finances

- Board discussed financial matters.
- Moving Money out of Operating Account– Jeanne moved **that we accept the SBB Controller's suggestion(s) to temporarily move monies to CD's and Money Markets pending the results of the reserve study.** The motion was seconded by Brian and approved.

- New Business

- Proposal "Natural" Areas – The areas labeled eyebrow at Seguin & Angelo and grade-to-drain natural area on Hillcrest are still being worked on by the city and so it was determined that we should wait to act on these areas. Betty presented the proposals for the eyebrow at Gardendale/Luckenbach and the cul-de-sac at Greenhaven. Eric concurred that the Beautification Committee is anxious for these recommendations to begin as the areas are unsightly and somewhat unsafe. Eric moved **that we accept the ALS proposals for these two areas.** The motion was seconded by Brian and approved.
- Tax Recommendation from CPA's – **Lee moved that we accept the CPA's recommendation to pay estimated taxes.** The motion was seconded by Jeanne and approved.
- Betty's Open Item Report – The Company working on the signs at Granbury entrance are still trying to get them right. They are complicated and taking longer than anticipated.
  - Betty is still working on the information needed to put out the landscaping services for bid.
  - The bids for Pool services will be available soon.

Lee moved that we adjourn the meeting. The motion was seconded by Brian and approved.

Respectfully Submitted,

Jeanne S Rubin